PROPERTY DESCRIPTION HARRIETT HILL 2nd PLAT A tract of land in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 35 and the Northwest $\frac{1}{4}$ of the LOTS 1 thru 3 Northwest 1, Section 36, Township 48 North of the Base line, Range 32 West of the 5th Principal Meridian, Lee's Summit, Jackson County, Missouri and being more particularly described as follows: A replat of Harriett Hill Lots 1 and 2 and the Northeast 1/4 of the Northeast 1/4 Beginning at the Northwest corner of Section 36-48-32; thence with the North line of Section 36-48-32 S85°22'43"E, 450.36'; thence leaving said North line S03°31'32"W, 1026.41'; thence $S65^{\circ}53'57''W$, 157.84'; thence $N86^{\circ}06'53''W$, 300.00' to a point on the East line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 35-48-32; thence with said East line $S02^{\circ}59'05''W$, 210.00' to the Section 35, Township 48 North, Range 32 West Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 35-48-32; thence with the South Lee's Summit, Jackson County, Missouri SMZ line of said $\frac{1}{4}$, $\frac{1}{4}$ section N86°31'27"W, 1344.52' to the Southwest corner of the Northeast $\frac{1}{4}$ of the The North $\frac{1}{4}$ corner Northeast $\frac{1}{4}$, Section 35-48-32; thence with the West line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, TMis Section 35-48-32 Section 35-48-32 NO2°41'22"E, 1319.19' to the Northwest corner of aforesaid $\frac{1}{4}$, $\frac{1}{4}$ section; thence The Northeast corner Found $\frac{1}{2}$ " iron bar ---The North line of the Northeast 1/4, Section 35-48-32 1348.57' Section 35-48-32 with the North line of the Northeast 1 of the Northwest 1, Section 35-48-32 S86°24'29"E. as per Doc.#600-6088 Found 3" S 86°24'29" E 2699.92' Found 5" rod 1351.35' back to the Point of Beginning and containing 52.6 (Gross) Acres. N:1010265.18 The Southwest corner Except that part within existing Right-of-Way 1351.35' Doc.#600-59593 E:2811443.05 947.07' of the Northeast 1 N:1010096.03 E:2814137.66 S 85°22'43" E 480.37' of the Northeast $\frac{1}{4}$ DEDICATION: The undersigned proprietors of the ABOVE The North line of Section 36-48-32 404.28' Section 35-48-32 DESCRIBED tract of land has caused the same to be N:1010180.69 subdivided in the manner shown on the accompanying plat, E:2812788.97 which subdivision shall hereafter be known as: "HARRIETT HILL 2nd PLAT, Lots 1 thru 3, a replat of "HARRIETT HILL Lots 1 and 2 586°06'53" E 205.00 vacated with this plat EASEMENTS: An easement of license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct, maintain and to authorize the location, construction and S 03°31'32" W maintenance of poles, wires, anchors, conduits and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable GRAPHIC SCALE television, or any other necessary public utility or services, See note #6– = Found Iron Bar (I.B.) as noted= Set 1/2" Iron Bar w/cap any or all of them, upon, over, of under those areas outlines N 86°24'29" W 5 88°19'48" W - or designated upon this plat as "UTILITY EASEMENT" 199.43' R = Record Distance (U.E.) of within any street or thoroughfare dedicated to M = Measured Distance public use on this plat. C = CalculatedL = Curve Length 1 inch = 100 ft.STREETS: The roads and streets shown hereon that are r = Radius not heretofore dedicated to public use as thoroughfares are N 86°24'29" W Easement to be hereby so dedicated. vacated with this plat BUILDING LINES: Building lines or setback lines are PLAT hereby established as shown on the accompanying plat and SURVEYOR'S GENERAL NOTES NO building or portion thereof shall be constructed between said building lines and the street Right-of-Way lines. 1. This Survey is based on record documents, legal descriptions, and other information furnished by the 2nd STORM WATER: All storm water conveyance, retention, or Sammit client, and other information known to this surveyor. detention facilities to be located on common property shall be This surveyor has no knowledge of any other record documents which affects this property. owned and maintained by the property owners' association in accordance with the standards set forth in the 2. NO Title Report was provided by the CLIENT at the time of this survey. "COVENANTS, CONDITIONS, and RESTRICTIONS". 丑 Refer to the "Covenants, Conditions and Restrictions" 3. This survey meets or exceeds the accuracy standards associated with this developement for requirements. of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property LOT 2 Boundary Surveys. The Grantor, on behalf of himself, his heirs, his assigns, and successors \mathcal{S} in interest, hereby waives to the fullest extent allowed by law, including 4. The State Plane Coordinates shown hereon are N 86°24'29" W based on Metro-Control Monument JA-99 of the without limitation, Section 527.188 RSMo (2006) any right to request \mathcal{O} Missouri State Plane Coordinate System of 1983 844.81' restoration of rights previously transferred and vacation of the \mathcal{O} Northing 1013340.784 easements herein granted. Easting 2803961.6372 Grid Factor 0.999902061 DRAINAGE: Individual Lot owner(s) shall not change of obstruct ****/ 5. Based on available information obtained from the the drainage flow lines on the lots covered by the Master Drainage Plan # Missouri Department of Natural Resources there unless specific application is made and approved by the City Engineer does not appear to be any existing gas or oil wells on the surveyed property. 6. Guy Wire Grant as per Doc.#I207488 as shown May, 2024 SUBURBAN in Book 586 at Page 1107 vacated with this plat Trisha Fowler Arcuri-City Clerk 10' Utility Easement Book 2004, Page 1125 George M. Binger III PE- City Engineer Easement to be vacated with this pla iron bar N 86°06'53" W 300.00' 9 Director of Planning and Development DATE CLASS SURV PRAWI This Plat was prepared by Eagle Pointe Surveying, LLC 1216 NE Applewood St. The Southwest corner Lee's Summit, MO 64086 The South line of the Northeast 1/4 of the Northeast 1/4, Section 35-48-32 of the Northeast $\frac{1}{4}$ The Southeast corner of the Northeast $\frac{1}{4}$ DATE:_ Section 35-48-32 of the Northeast $\frac{1}{4}$ Mark Holt, PLS 2001015251 Found $\frac{1}{2}$ " iron bar Section 35-48-32 /ING, St. 64089 N:1008862.95 Found $\frac{1}{2}$ " iron bar E:2812727.07 N:1008781.44 E:2814069.12 JOEL WORCESTER; MANAGER, WI PRYOR CROSSING, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024. SITE LOCATION JOEL WORCESTER, MANAGER NOTARY CERTIFICATION: STATE OF MISSOURI) SURVEYORS CERTIFICATION) SS: COUNTY OF _____) I HEREBY CERTIFY; that this Plat of Survey is based on an 7 5 Z actual Survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards BE IT REMEMBERED THAT ON THIS ___ DAY OF __ , 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE for Property Boundary Surveys as established by the Department COUNTY AND STATE AFORESAID, CAME JOEL WORCESTER, MANAGER OF WI PRYOR CROSSING, LLC TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN of Agriculture, Land Survey Division of the State of Missouri, AND WHO BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED. and Missouri Standards for Property Boundary Surveys, established IN WITNESS WHEREOF: established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors. I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN. The East $\frac{1}{4}$ corner Section 35-48-32 _ Date: 5/29/2024 MY COMMISSION EXPIRES NOTARY PUBLIC Doc.#600-89369 Mark B. Ho1t- PLS. No. 2001015251 N:1007461.21 Eagle Point Surveying, LLC. No. 2009006804 E:2814000.22